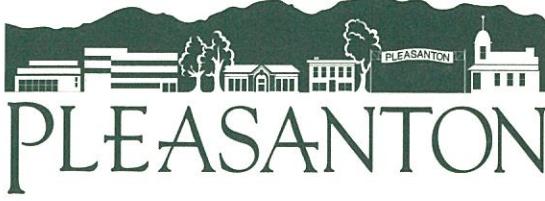


THE CITY OF



Housing Policy Department
Received on:

MAR 20 2013

March 18, 2013

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

SUBMITTAL OF ANNUAL REPORT ON THE PLEASANTON HOUSING ELEMENT

Government Code Section 65400 requires that each city prepare an annual report on the status of the Housing Element of its General Plan and progress toward its implementation. A report for the calendar year January 1, 2012 - December 31, 2012, has been prepared.

On March 5, 2013 the Pleasanton City Council reviewed the annual report and adopted a resolution authorizing its submittal to the Department of Housing and Community Development and the Governor's Office of Planning and Research. Both the resolution and the annual report are enclose.

If you have any questions, please do not hesitate to contact me at (925) 931-5606 or by e-mail at jstern@cityofpleasantonca.gov.

Sincerely,

Janice Stern
Planning Manager

Enc.

COMMUNITY DEVELOPMENT

Planning
200 Old Bernal Ave.
(925) 931-5600
Fax: 931-5483

Building & Safety
200 Old Bernal Ave.
(925) 931-5300
Fax: 931-5478

Engineering
200 Old Bernal Ave.
(925) 931-5650
Fax: 931-5479

Traffic
200 Old Bernal Ave.
(925) 931-5650
Fax: 931-5479

Inspection
157 Main Street
(925) 931-5680
Fax: 931-5484

P. O. BOX 520, Pleasanton, CA 94566-0802

RESOLUTION NO. 13-598

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE GENERAL PLAN HOUSING ELEMENT FOR THE CALENDAR YEAR 2012 AND AUTHORIZING SUBMITTAL TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE CALIFORNIA GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

WHEREAS, California Government Code Section 65400 requires cities to prepare an annual report on the status of, and progress on the implementation of, the General Plan Housing Element, and to submit that report to various State agencies by April 1st; and

WHEREAS, a Housing Element Annual Progress Report for the 2012 calendar year had been prepared; and

WHEREAS, on March 5, 2013 the City Council of the City of Pleasanton reviewed the report.

NOW, THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

Section 1. The report accurately reflects the City's progress in implementing the General Plan Housing Element.

Section 2. The City Council hereby approves and authorizes submittal of the Pleasanton Housing Element Annual Progress Report - 2012 to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

PASSED, APPROVED AND ADOPTED by the City Council of Pleasanton at a regular meeting held on March 5, 2013.

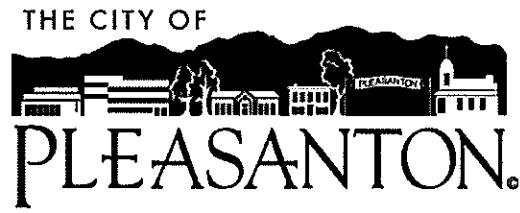
I, Karen Diaz, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 5th day of March 2013, by the following vote:

Ayes: Councilmembers Brown, Cook-Kallio, Pentin, Mayor Thorne
Noes: None
Absent: None


Karen Diaz, City Clerk

APPROVED AS TO FORM:


Jonathan Lowell, City Attorney



Housing Element Annual Progress Report - 2012

Prepared by
Community Development Department - Planning Division
City Manager's Office - Housing Division

Pleasanton City Council Resolution 13-598, March 5, 2013

The City of Pleasanton is required to report annually to the State of California Housing and Community Development Department (HCD) and the Governor's Office of Planning and Research (OPR) on the implementation of its General Plan Housing Element. HCD requires a report format that consists of six Excel spreadsheets. These are included as Exhibit A of this report.

Housing Element Implementation Highlights

Key efforts toward implementing the Housing Element in 2012 are highlighted below.

- ◆ The Pleasanton General Plan Housing Element was adopted on February 13, 2012, and certified by HCD on October 29, 2012.
- ◆ Building permits were issued for 467 dwelling units. Of these 424 units are being constructed in a senior rental housing project which will also provide assisted living units. Fifteen percent of the total units (5% in each of the following income categories) will be affordable to very low-, low-, and moderate-income households.
- ◆ The City appropriated \$8 million from the Lower Income Housing Fund to assist a major project to redevelop Kottinger Place and Pleasanton Gardens, two aging rental complexes that provide housing to extremely low income elderly.
- ◆ Planning approvals were awarded to two high density/mixed use project with a combined total of 506 rental apartments (BRE projects in Hacienda). Affordable housing agreements to designate 15% of the units (38 units in each project, or 76 total units) for rental by very low-income households. Proposals were received for four additional sites with a combined total of 1,028 potential future units. These sites are Carr America, Pleasanton Gateway, Auf Der Maur/Rickenbach, and Nearon.
- ◆ The City's Growth Management Ordinance was amended to insure that it does not prevent the City from meeting its share of the regional housing need.
- ◆ The City circulated a Request for Proposal and selected a consultant to conduct a comprehensive nexus study to review and potentially update the City's Lower Income Housing Fee. The study is expected to be completed by mid-2013.
- ◆ The City maintained active support for a wide range of nonprofit organizations in 2012 and worked directly with Mid-Pen Housing and Habitat for Humanity on project-specific activities.

2012 Housing Element Annual Progress Report

March 5, 2013

Page 2 of 2

- ◆ Multifamily Development Standards and Guidelines were adopted for high density housing. These standards and guidelines promote residential development at densities that support work force housing and are compatible with Pleasanton's existing high-quality neighborhoods.
- ◆ Amendments to the zoning regulations were drafted to achieve compliance with state laws regarding emergency homeless shelters and supportive and transitional housing, agricultural employee housing, and requests for reasonable accommodation for the disabled.
- ◆ Staff outreach in support of affordable housing included promotion of the City's affordable housing incentives, meetings with several nonprofit developers regarding potential projects, and preparation for a workshop for nonprofit developers held in February 2013.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Pleasanton	
Reporting Period	1/1/2012 -	12/31/2012

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

* Note: These fields are voluntary

(1) The Continuing Life Communities project at Staples Ranch is a large senior living community being developed as a phased Planned Unit Development. The total number of units in all phases of the PUD is 635. Permits were issued for 424 units in 2012, including multi-family housing, and single detached and attached units. The project has an affordability agreement with the City of Pleasanton to market and offer fifteen percent of the total number of units as affordable housing in the following amounts: 5% at 100% of AMI; 5% at 80% of AMI; 5% at 50% of AMI. These percentages are reflected in the number of units above. The affordable units will not be designated until they are tenanted thus the unit categories are not known at this time.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCRR Title 25 §6202)

Jurisdiction	City of Pleasanton		
Reporting Period	1/1/2012	-	12/31/2012

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes			(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	
(1) Rehabilitation Activity				0
(2) Preservation of Units At-Risk				0
(3) Acquisition of Units				0
(5) Total Units by Income	0	0	0	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Pleasanton		
Reporting Period	1/1/2012	-	12/31/2012

Table A3

**Annual building Activity Report Summary for Above Moderate-income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate				3		3	3
No. of Units Permitted for Above Moderate	40				40	40	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Pleasanton	
Reporting Period	1/1/2012	-

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

		Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.											
		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted Non-deed restricted	1,076						0					1,055
Low	Deed Restricted Non-deed restricted	1,599					5	0					21
Moderate	Deed Restricted Non-deed restricted	720	5	2	1	35			21				5
Above Moderate		753	29	21	13	30	41	401					1,573
Total RHNA by COG		4,148	34	23	14	70	41	467					653
Enter allocation number:													67
Total Units	▲ ▲ ▲												535
Remaining Need for RHNA Period	▲ ▲ ▲ ▲ ▲												218
													3,499
													3,499

Note: Units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	City of Pleasanton	
Reporting Period	1/1/2012	- 12/31/2012

Table C

Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583.			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Name of Program	Objective	Timeline in H.E.	Status of Program Implementation
Program 1.1: Discourage the redesignation of areas designated for High Density Residential development. The objective of this program is to ensure that adequate sites are available to accommodate the City's regional housing need for all income levels.	Policy 1: At a minimum, maintain the amount of high-density residential acreage currently designated on the General Plan Map and permitting high density housing.	On-going	In 2012 nine sites were rezoned to permit high density residential development. No high density housing sites have been downzoned to lower density.
Program 2.1: Continue to allow mobile home and factory-built housing projects which have permanent foundations and meet all zoning and design review requirements on any parcel designated Rural, Low, Medium, or High Density Residential.	Policy 2: Permit mobile homes and factory-built housing on appropriately located sites.	On-going	This program is implemented on an on-going basis.
Program 6.1: Continue monitoring second units to determine if they are being rented and, if so, determine their rent levels. Include conditions of approval for second unit Administrative Design Review approvals requiring a monitoring program.	Policy 6: Actively promote the creation of second units on single-family residential lots and their maintenance as sources of housing affordable to moderate-, low-, and very-low-income households.	Complete next survey by December 2013	The zoning regulations include the following standard for all second units: <i>The owner of the lot on which a second unit is located shall participate in the city's monitoring program to determine rent levels of the second units being rented.</i> The City developed a database of existing second units and conducted an initial survey in 2007. An update of the rent survey is scheduled for spring 2013.

Attachment 1

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	Reporting Period	City of Pleasanton
	1/1/2012 -	12/31/2012
Program 6.2: Create incentives for homeowners to rent their second units to moderate-, low-, and very-low-income households. The City's role would be to develop the program materials including information, criteria for qualifications, and incentives, and to monitor the success of the program. Incentives should include fee reductions or waivers and information/assistance to help homeowners be landlords. Such incentives should be made available to applicants of second units during the Administrative Design Review or Building permit process.	"	Initiate by end of 2012
Program 6.3: Consider allowing second units without an Administrative Design Review process in new single-family developments, subject to performance standards, and consider reducing the existing Second Unit Ordinance requirements, such as the parking and height limit requirements, to encourage the development of second units, and consider other measures to promote the creation of second units.	"	Jan-13
Program 7.1: Monitor new multiple-family residential development proposals with respect to housing tenure to ensure that sufficient numbers of rental units are provided to meet the objective.	Policy 7: Encourage at least 50 percent of multiple-family housing units to be rental apartments.	Ongoing
Program 8.1: Regulate condominium, townhouse, and mobile home conversions and mitigate tenant displacement through the provisions of the City's Condominium Conversion Ordinance, and Government Code, Section 65863.7 (as to mobile homes).	Policy 8: Minimize displacement of tenants in rental apartments and mobile homes and encourage ownership of lower-cost residential units by prior renters through the regulation of condominium conversions.	As Needed

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Pleasanton	Reporting Period	1/1/2012 - 12/31/2012			
Program 8.2: Deny conversion of apartment units to condominiums if the percentage of multiple-family units available for rent, city-wide, is below 50 percent.	"	"	"	As Needed	There were no applications to convert residential rental units to ownership units in 2012.	
Program 8.3: Review the City's Condominium Conversion Ordinance to identify desirable changes, such as potentially requiring more housing units affordable to low- and very-low-income households and longer tenant noticing requirements, if market conditions are resulting in the displacement of lower-income tenants.	"	"	"	As Needed Based on Market Conditions	In 2012 no tenants were displaced as a result of condominium conversion because there were no rental units converted to ownership units during the year. When market conditions are more favorable to conversions the city will review the Condominium Conversion Ordinance to identify any desirable changes.	
Program 8.4: Require condominium converters to maintain rental units for households with special needs, such as lifetime leases with rental caps for persons with disabilities, to the extent permitted by State law.	"	"	"	As Needed	The City's Condominium Conversion Ordinance currently requires extended leases and limitations on rent increases for elderly and handicapped tenants. When market conditions are more favorable to conversions the city will review the Condominium Conversion Ordinance to identify any desirable changes.	
Program 9.1: Conduct a review of the Growth Management Program and amend as necessary to assure the rate of residential development is consistent with the City's current and new infrastructure capacities, including roadways, water, sewer, and facilities, etc. The objective of this program is to assure that the City's Growth Management Program is consistent with State law and that there is a procedure for assuring that there is available infrastructure to serve future approved residential development.	Policy 9: Support the development and rehabilitation of housing affordable to extremely low-, low- and very-low-income households and review infrastructure needs.	On November 20, 2012 the City Council adopted Ordinance No. 2054 amending Pleasanton Municipal Code Chapter 17.36 establishing a revised program to ensure that the Growth Management Ordinance does not prevent the City from meeting its share of the regional housing need (per Program 29.2). Continued review of the GM/O in 2013 will focus on identifying a mechanism that takes into account infrastructure improvements that would be considered by the City Council as part of its decision-making process when reviewing development projects for growth management allocations.	End of 2012; then annually			

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	Reporting Period	City of Pleasanton	1/1/2012 - 12/31/2012	"	"	On-going	All regulatory agreements for below-market rental units have been in perpetuity (or if required due to financing, for 99 years) since 2001.
		Program 9.2: Require the duration of extremely low-, low- and very-low-income set-aside units within projects to be in perpetuity.	Program 9.3: Seek State and Federal assistance for the development of housing to meet the housing needs of households with extremely low-, low- and very-low incomes. Potential sources may include the HUD Section 202 and 811 programs (for senior housing and housing for persons with disabilities), the State HELP and CHFA programs, State/Federal lower-income housing tax credits, and bond financing. The timing of application will depend upon the schedule for specific projects proposed by individual developers in as much as the City does not currently own any land for development of housing affordable to low- and very-low-income households. If the City is successful in securing an open source of funding for housing affordable to low- and very-low-income households, such as State HELP funds, the availability of these funds will be promoted through the City's web site, in local newspapers, and through posting at public places subject to normal procedures. The objective of this program is to secure available funding required to finance new affordable housing development. A timeline would be developed on a project by project basis as affordable development inquiries/applications are submitted to the City.	"	"	On-going; Dependent on Specific Development Proposals	The City's ability to secure an open source of funding for affordable housing has been hampered by the significant reduction and/or elimination in recent years of many of the traditional programs such as 202, 811, and HELP. The City continues to review available options on a project-specific basis and, in 2012 and 2013, is considering financing programs related to the potential redevelopment of Kottinger Place and Pleasanton Gardens senior housing complexes. The City continues to monitor the availability of new funding sources for affordable housing and will apply as appropriate (for example, the City successfully secured \$2 million in state HELP funds in 2003, 2007, and 2008 to develop a down payment assistance program and an affordable assisted living development).

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	Reporting Period	Program Description	Effort Status	Comments
City of Pleasanton	1/1/2012 - 12/31/2012	<p>Program 9.4: Continue to provide incentives such as reduced development fees, assistance in public improvements, priority in permit processing, increased density, altered site-development standards, mortgage revenue bonds, affordable-housing competition, and other creative incentives to encourage the development of housing affordable to moderate-, low-, extremely low-, and very-low-income households. A priority will be placed on projects that provide the largest number of units at the greatest level of affordability. The availability of incentives is incorporated in the City's Inclusionary Zoning Ordinance, but for specific projects, will also be promoted through the City's web site, in local newspapers, and through posting at public places subject to normal procedures. The objective of this program is to assure that incentives are made available and known to the development community.</p>	"	Enhanced promotional effort to be completed by June 2012
		<p>Program 9.5: Seek creative alternative and non-traditional means, including using available City financial and property resources and working cooperatively with community groups, that will assist in the production or preserve housing for extremely low-, very-low-, low-, and moderate-income households.</p>	"	On-going No progress made in 2012. However, the City has had meetings with several groups, including Habitat for Humanity, Mid-Pen Housing, and Tri-Valley REACH, which may lead to the development of new affordable housing within the next several years.
		<p>Program 9.6: Adopt a density bonus ordinance consistent with State law.</p>	"	Mid-2013 Work will commence in 2013.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	Reporting Period			
City of Pleasanton	1/1/2012 -	12/31/2012	"	Sep-12
				Completed. Housing Site Development Standards and Design Guidelines were adopted on August 21, 2012.

Program 9.7: Adopt Development Standards and Design Guidelines to facilitate the development of high quality multifamily housing and to create more certainty for residential development on Sites 25 through 33 in Appendix B housing Sites Inventory. These standards are intended to be substantially similar to those developed for the Hacienda TOD (sites 22, 23 and 24) and would provide more certainty for multifamily developers during the PUD process.	Policy 11: Strive toward meeting Pleasanton's share of regional housing needs, as defined by the Regional Housing Needs Determination (RHND).	On-going	This is implemented on an on-going basis.
Program 11.1: Maintain zoning adequate to accommodate Pleasanton's share of the regional housing need for all income levels. Sites designated High Density Residential or Mixed Use shall be developed at a minimum density of 30 units per acre, and comport with the development standards and design guidelines set forth in Program 9.7.	"	Annually, On-going	A total of four (4) homes received loans for major rehab work in 2012 through the City's existing Housing Rehabilitation Program. In addition, 12 homeowners received minor home repair grants through the program. All homes were occupied by low, very low, and extremely low income households. No City-sponsored major rehab work was implemented in apartment complexes; however, the City initiated one small project to install automatic doors at one complex in order to address a specific accessibility need for an extremely low income tenant.
Program 11.2: Attempt to rehabilitate five ownership-housing units affordable to extremely low-, low- and very-low-income households identified as having major building code violations each year between 2007 and 2014, and maintain their affordability. Attempt to rehabilitate at least one apartment complex by 2014. Single-family homes will be identified through the City's Housing Rehabilitation Program which already has in place an outreach program. The City will survey existing apartment complexes, including working with local non-profit housing development agencies, to ascertain the need for rehabilitation. Owners of identified complexes will be contacted and made aware of the availability of rehabilitation assistance.	"		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Pleasanton	Reporting Period	1/1/2012 - 12/31/2012
Program 11.3: Strive to construct, rehabilitate, and conserve the City's regional share of housing within the constraints of available infrastructure, traffic, air quality, and financial limits, by the conclusion of the current Regional Housing Needs Determination period – in 2014.	"	By 2014	Prior to the adoption of the 2007-2014 Housing Element, the City completed the rezoning and General Plan Amendments for nine sites to meet the City's need. These are dispersed, infill sites that are close to transportation and services. Combined they can accommodate approximately 2,326 units. Three additional sites were previously upzoned as part of a TOD near the BART station. The City is facilitating high density residential development on these sites. In 2012 BRE's development proposals on two of the TOD sites received approval for a total of 506 rental apartments. The City has received development proposals for four of the nine rezoned sites with a combined total of 1,028 units. Furthermore, in 2012 permits were issued for 467 dwelling units, 424 of which are a part of the 635-unit Continuing Life Communities senior housing project.
Program 11.4: Work with the Tri-Valley Housing Opportunity Center and employers to develop partnerships for participating in programs to make housing affordable to their workers.	"	Initiate program by end of 2012.	The City collaborated with the TVHOC and other Tri-Valley cities to hold a forum on employer assisted housing in May 2012 during National Affordable Housing Week. The event was attended by representatives from approx. 50 major employers.
Program 13.1: Preserve for the longest term feasible, rent restricted assisted projects affordable to extremely low-, low- and very-low-income households, and provide assistance to retain below-market rate rent restrictions.	Policy 13: Preserve for the longest term feasible, restricted units affordable to extremely low-, low- and very-low-income households which are at risk of changing to market-rate housing.	On-going	Since 2001, all regulatory agreements have included a provision that the terms shall apply in perpetuity (or for 99 years if restricted due to financing requirements). The City continues to implement this policy on all new projects, including several new apartment developments that were under review in 2012.
Program 13.2: Structure future rent-restriction contract agreements to allow the City the opportunity to purchase or subsidize assisted units at the conclusion of the rent-restriction period.	"	As Needed	For the two BRE projects agreements were executed but they were subject to the terms of a settlement agreement. However, several projects were under review, and this policy will be considered as the agreements for these new projects are formulated in 2013.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Pleasanton	Reporting Period	1/1/2012 - 12/31/2012
Program 13:3: Structure future rent-restriction contract agreements for all new assisted projects with limited or no time restrictions to minimize the displacement of tenants.	"	On-going	Affordable units for the BRE projects are structured to be affordable in perpetuity. Several projects were under review, and this policy will be considered as the agreements for these new projects are formulated in 2013.
Program 13:4: Provide rehabilitation funds where appropriate for apartment complexes in exchange for extended or perpetual assisted-housing time periods.	"	On-going; dependent on specific proposals	No apartment projects sought City funding for rehabilitation in 2012. The City will continue to monitor future opportunities for providing financial assistance to existing apartment complexes in exchange for affordability restrictions.
Program 13:5: Issue bonds or provide other funding where appropriate to reduce apartment complex mortgage rates in exchange for extended or perpetual assisted-housing time periods.	"	On-going; dependent on specific proposals	One new apartment project requested City assistance for bond issuance in 2012. The project is currently going through the development review process, and the City will work with the developer as the project progresses.
Program 14: 1: Identify a funding mechanism for infrastructure improvements contained in the General Plan to accommodate projected housing growth.	Policy 14: Make appropriate modifications to the Land Use Element of the General Plan, Zoning Ordinance, and other City ordinances, programs, and policies to facilitate the provision of housing, especially housing affordable to moderate-, low-, and very-low-income households.	Annually	Infrastructure improvements have been made on an as-needed basis. Improvements to sewer capacity has been funded through the CIP under existing replacement and expansion funds.
Program 14:2: Waive City fees for housing developments affordable to extremely low-, low- and very-low-income households.	"	On-going	In 2012 the Lower Income Housing Fee was waived for the two BRE housing projects for which Affordable Housing Agreements were approved with very low-income units, but for which building permits are not yet issued. Based on the 2012 fee amount, the fee waiver would be \$653,542 for one of the projects and \$45,823 for the other project.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	Reporting Period	City of Pleasanton	1/1/2012 - 12/31/2012
	Program 14.3: Expedite the development review process for housing proposals affordable to moderate-, low-, extremely low-, and very-low-income households.	"	On-going
	Program 14.4: Advocate changes in Federal and State legislation to provide incentives for the development of housing affordable to extremely low-, low- and very-low-income households and to overcome barriers to housing affordable to low- and very-low-income households.	"	On-going
	Program 14.5: Support State legislative reform to improve the fair-share housing process and provide financial and other incentives to strengthen local jurisdictions' abilities to meet their fair-share responsibilities.	"	On-going
	Program 14.6: Assess the level of effort to overcome infrastructure constraints to housing affordable to extremely low-, low- and very-low-income households on a periodic basis.	"	As Needed or in Conjunction with the Housing Element Update
	Program 14.7: Assess future sewer infrastructure needs, including sewer infrastructure upgrades and facilities to accommodate future RHNA cycles in the region.	"	2011-2012 Sewer capacity was not a deterrent to housing development in 2012. This will be addressed in future RHNA cycles.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	Reporting Period	City of Pleasanton	1/1/2012 -	12/31/2012	On-going	As noted above, the City collaborated with the TVHOC and other Tri-Valley cities to hold a forum on employer assisted housing in May 2012. In addition, a workshop was held in February 2013 to inform nonprofit housing developers on City programs and resources to promote the development of new affordable housing.
Program 14.8: Continue to work with non-profit and for-profit housing developers, service providers, Pleasanton employers, the Pleasanton Unified School District, and urban planning specialists to develop new programs and incentives for meeting the full range of Pleasanton's future affordable housing needs.		"	"	"	On-going	As noted above, the City collaborated with the TVHOC and other Tri-Valley cities to hold a forum on employer assisted housing in May 2012. In addition, a workshop was scheduled for February 2013 to inform nonprofit housing developers on City programs and resources to promote the development of new affordable housing.
Program 14.8: Continue to work with non-profit and for-profit housing developers, service providers, Pleasanton employers, the Pleasanton Unified School District, and urban planning specialists to develop new programs and incentives for meeting the full range of Pleasanton's future affordable housing needs.		"	"	"	On-going	Completed for 2012.
Program 14.9: As required by State law, the City will review the status of Housing Element programs by April of each year, beginning April 2012. The review will cover consistency with other General Plan programs and community goals, the status of implementing actions, accomplishments, and a review of housing sites identified in the Housing Element. In particular, the annual review will cover development assumptions and actual development activity on sites by assessing projected development potential compared to actual development approval and construction. This will also include residential units anticipated on mixed use zoned sites. The primary intent of the annual review is to maintain adequate sites during the Housing Element planning period. In addition, the annual review will evaluate the effectiveness of the City's inclusionary zoning requirements (see Programs 16.1 and 16.2) to determine if modifications are needed.						

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	Reporting Period	City of Pleasanton
	1/1/2012 - 12/31/2012	<p>Program 15.1: Continue housing education programs available on the City's website, at other public venues, through City publications and mailings, and through partnerships with regional organizations.</p> <p>Program 15.2: Continue to coordinate public information with surrounding communities to provide up-to-date listings of opportunities for regional affordable housing and programs for extremely low-, low- and very-low-income households.</p> <p>Program 15.3: Develop incentive/revitalization programs for neighborhoods to encourage support for affordable housing opportunities. Such incentives could include enhanced public amenities or other investment in areas where additional multifamily housing is planned.</p>
		<p>Policy 15: Educate the public regarding the community, environmental, and economic benefits of Pleasanton's affordable housing program.</p> <p>"</p> <p>"</p>
		<p>In 2012 the City continued to maintain updated information in electronic (i.e., web) and printed format to education private citizens, developers, and other interested parties on the range of programs promoting affordable housing. In addition, the City worked with agencies such as TVHOC and ECHO Housing to sponsor specific workshops on issues such as foreclosure prevention, home buyer education, and housing law for tenants and landlords.</p> <p>In 2012, the City of Pleasanton assumed staffing leadership for the Tri-Valley Affordable Housing Committee and coordinated a comprehensive update of the "Tri-Valley Rental Housing Opportunities Guide," a collaborative regional publication providing information and resource on affordable rental housing in the Tri-Valley area.</p> <p>While no neighborhood incentives/revitalization programs were implemented in 2012, the City adopted standards and guidelines for high density housing to ensure compatibility with existing high quality neighborhoods.</p>
		<p>On-going</p> <p>On-going</p> <p>2011-2014</p>
		<p>Policy 16: Ensure compliance with the Inclusionary Zoning Ordinance by requiring each for-sale residential and non-residential development to which the Ordinance applies to include its pro-rata share of housing needs for low- and very-low-income households or, if the Ordinance criteria are met, to contribute to the lower-income housing fund to facilitate the construction of housing affordable to extremely low, low-, very-low, and moderate-income households.</p> <p>Review and modify policies for rental housing to conform with the Costa Hawkins Act. It is strongly encouraged that the Inclusionary Zoning Ordinance requirements be met by building housing affordable to extremely low-, low- and very-low-income households.</p>
		<p>Annually/On-going</p> <p>In August 2012, the City circulated a Request for Proposals for consultant services to conduct a comprehensive nexus study to review and potentially update the City's Lower Income Housing Fee. A consultant was selected in December 2012, and work was progressing at the beginning of 2013 with a mid-2013 completion. In addition to considering the true cost of providing affordable housing, the study will review the impact of recent court rulings on inclusionary zoning ordinances (e.g., Palmer, Costa-Hawkins).</p>

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Jurisdiction	City of Pleasanton		Reporting Period		
	1/1/2012	-	12/31/2012		
Program 16.2: Review the City's Inclusionary Zoning Ordinance and amend if required: -for consistency with the Housing Element and other City affordable housing programs; -to identify incentives for non-profit housing developers and other housing developers to construct projects including three bedroom units for large households; -to determine if it is appropriate to increase the percentage of affordability to support housing affordable to low- and very-low-income households; -to be consistent with recent court decisions regarding rental housing; -as a potential constraint to housing.				Annually/on-going.	As noted above, the City circulated a Request for Proposals for consultant services to conduct a comprehensive nexus study to review and potentially update the City's Lower Income Housing Fee. A consultant was selected in December 2012, and work was progressing at the beginning of 2013 with a mid-2013 completion. In addition to considering the true cost of providing affordable housing, the study will review the impact of recent court rulings on inclusionary zoning ordinances (e.g., Palmer, Costa-Hawkins).
Program 17.1: Review and modify the lower-income-housing fee annually in conformance with AB 1600, and consider changing the basis of the fee to reflect the true cost of providing housing.			Policy 17: Use the lower-income-housing fee to generate funds for the provision of housing affordable to extremely low-, low- and very-low-income households. The low-income housing fund should be used primarily to leverage State and Federal funds in the development of housing affordable to low- and very-low-income households and in-house loan programs, so that the fund may be used most efficiently and maintained over time. When considering allocation of these funds, priority will be given to non-profit housing developers with a project including three bedroom units affordable to large extremely low-, low- and very-low-income households.	Annually	As noted above, the City circulated a Request for Proposals for consultant services to conduct a comprehensive nexus study to review and potentially update the City's Lower Income Housing Fee. A consultant was selected in December 2012, and work was progressing at the beginning of 2013 with a mid-2013 completion. In addition to considering the true cost of providing affordable housing, the study will review the impact of recent court rulings on inclusionary zoning ordinances (e.g., Palmer, Costa-Hawkins).

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City of Pleasanton	1/1/2012 - 12/31/2012	"	The two BRE projects approved in 2012 were exempted from the low-income housing fee. The City was working on several new projects in 2012 that will likely be approved in 2013, and the expectation is that all units affordable to low and very low income households will be exempt from payment of the Lower Income Housing Fee in conformance with the City's long-standing policy.
		"	As Needed/On-going
Program 17.3: Use the Lower-Income Housing Fund to help build housing affordable to low- and very-low-income households on City-owned land.			The City currently has ownership of one parcel of land at 4138 Vineyard Ave. (acquired in May 2011 using the Lower Income Housing Fund) that may be used to provide new affordable housing in conjunction with redevelopment of the adjacent Kottinger Place senior housing (a Public Housing complex). The City does not presently own any other significant parcels of land that are designated for residential development.
		"	As Needed/On-going
Program 17.4: Use the Lower-Income Housing Fund to extend rent restriction agreements, purchase land, write down mortgage costs, rehabilitate units, subsidize rents, issue tax-exempt bonds, post loan collateral, pay pre-development costs, and otherwise help produce housing units affordable to lower-income households. The objective of this is to utilize the Lower Income Housing Fund in a manner consistent with City ordinance and to support affordable housing, particularly developments proposed by non-profit developers that include units for large families at very low incomes.			In 2012, the City Council appropriated \$8 million from the Lower Income Housing Fund to assist a major project to redevelop Kottinger Place and Pleasanton Gardens, two aging rental complexes that provide housing to extremely low income elderly. In addition, the City worked with Habitat for Humanity on potential funding for a 10-unit project for low income home owners on Vineyard Avenue. Additional LIHF funds were utilized to provide several down payment assistance loans and several grants to nonprofit agencies that provide housing services to primarily low income residents (e.g., TVHOC, ECHO Housing, CRLI / Community Resources for Independent Living).
Program 17.5: When considering how to utilize the City's Lower-Income Housing Fund, consider whether a proposal with a non-profit housing developer and a for-profit housing developer partnership should be a higher priority project due to its ability to potentially secure better funding and be developed.		"	On-going
			This situation did not present itself in 2012.

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Jurisdiction	Reporting Period	On-going information to property owners by August 2012.	Information was made available on the City's website in mid-2012. A targeted e-mail packet was developed in 2012 for dissemination in January 2013 as a follow-up. In addition, a workshop was organized for February 5, 2013, to provide direct information to nonprofit housing developers on specific opportunities and programs.
City of Pleasanton	1/1/2012 - 12/31/2012	Policy 25: Encourage non-profit and joint for-profit housing developments by offering incentives. Non-profit and joint for-profit housing developers of housing affordable to moderate-, low-, extremely low-, and very-low-income households shall have the highest City priority for approval.	On-going; information to property owners by August 2012.
	"	Program 25:1: Actively assist owners of property zoned or designated High-Density Residential in soliciting non-profit housing organizations for proposals to develop housing affordable to extremely low-, moderate-, low-, and very-low-income households on available sites using lower-income-housing fees. The objective of this program is to assure that owners of HDR properties are informed of City affordable housing programs. The City will notify all property owners of HDR sites of available City housing programs within 6 months of Housing Element adoption.	The City maintained active support (including financial assistance through the City's Housing and Human Services Grant program) for a wide range of nonprofit organizations in 2012, including East Bay Housing Organizations (EBHO), ECHO Housing, CRII, TVHOC, and Adobe Services. In addition, the City worked directly with Mid-Pen Housing and Habitat for Humanity on project-specific activities.
	"	Program 25:2: Continue to actively support the activities of non-profit organizations that provide housing affordable to low- and very-low-income households, through technical assistance or other means. The objective of this program is to assure that the City maintains a full range of incentives that are beneficial to assisting non-profit housing developers.	As noted above, the City acquired one parcel of land at 4138 Vineyard Ave. in May 2011 with the intent of using the land to provide new affordable housing in conjunction with redevelopment of Kottinger Place by Mid-Pen Housing (a nonprofit). The City will continue to monitor future opportunities to acquire land for affordable housing.
	"	Program 25:3: When land becomes available to the City, consider reserving those sites for non-profit organizations to build housing affordable to moderate-, low-, extremely low-, and very-low-income households that include three bedroom units for large households.	As Needed

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Jurisdiction	City of Pleasanton	Reporting Period	
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Program 29:1: Continue to use the Growth Management Report to monitor the numbers and types of units built at all income levels. Use this information to facilitate the issuance of sufficient numbers of permits to meet the regional housing need throughout the planning period.	Policy 29: Encourage substantial private development of housing affordable to extremely low, low, and very low income households through the Growth Management Program.	With Preparation of Growth Management Report	There was no report on the Growth Management Program in 2012.
Program 29:2: Review and amend if necessary the Growth Management Ordinance to reflect current housing and infrastructure conditions and current housing needs, and to ensure that the Growth Management Ordinance does not include constraints that would prevent the City from meeting its share of the regional housing need.		End of 2012, then annual review.	On November 20, 2012 the City Council adopted Ordinance No. 2054 amending Pleasanton Municipal Code Chapter 17.36 establishing a revised Growth Management Program. The revisions include a provision requiring the City Manager to provide a report to the City Council detailing a new annual unit allocation for the upcoming RHNA period within 90 days after it has been adopted by the Association of Bay Area Governments. Based on this report, the City Council would adopt a new growth management unit allocation limit.
Program 32:1: Enforce the provisions of the City Zoning, Building, and Fire Codes.	Policy 32: Encourage the maintenance of safe, sound, and well-kept housing city-wide.	On-going	This program is implemented on an on-going basis.
Program 34:1: Maintain building and housing code enforcement programs, and monitor project conditions of approval.	Policy 34: Eliminate all substandard housing conditions within the community.	On-going	The City responds to resident complaints related to Building Code and Housing Code violations. Generally, when such complaints are received, a Building Inspector, Code Enforcement Officer, or both, respond and investigate to determine if code violations exist. While this type of case is not tracked separately, it is estimated we investigated less than 10 cases of this type in 2012. The most significant, which started in 2010 and is still continuing, was a residential home that was so full of junk and was so dilapidated, that the resident was barred from entering the property and the Superior Court ordered the property into receivership. The property is now being rehabilitated under court order.

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Program 34.2: Continue the Rental Housing Rehabilitation Program to improve rental units affordable to low-, extremely low-, and very-low-income households.	"	"	"	On-going	While the bulk of activity in the Housing Rehab Program involves low income home owners, one grant was provided to an extremely low income tenant in 2012 and a second tenant project was initiated in 2012 for completion in 2013. Both projects involved accessibility improvements in privately-owned rental housing.
Program 34.3: Supplement CDBG funds with the City's Lower-Income Housing Fund for rehabilitation of housing units affordable to extremely low-, low- and very-low-income households.	"	"	"	On-going	In 2012, the City's Housing Rehab Program was funded through a combination of local (City Lower Income Housing Funds) and federal (CDBG and HOME) funds.
Program 35.1: Provide and maintain existing sites zoned for multi-family housing, especially in locations near existing and planned transportation and other services, as needed to ensure that the City can meet its share of the regional housing need.	"	"	"	On-going	Prior to the adoption of the 2007-2014 Housing Element, the City completed the rezoning and General Plan Amendments for nine sites to meet the City's need. These are dispersed, infill sites that are close to transportation and services. Combined they can accommodate approximately 2,326 units. In addition three sites were previously rezoned for high density, mixed use development in the Hacienda Business Park as part of a TOD near the BART station. Two of the sites received approval for the construction of 506 multi-family units.
Program 36.1: Maintain existing zoning of infill sites at densities compatible with infrastructure capacity and General Plan Map designations.	"	"	"	On-going	This program is implemented on an on-going basis.
Program 36.2: Encourage the development of second units and shared housing in R-1 zoning districts to increase the number of housing units while preserving the visual character within existing neighborhoods of single-family detached homes.	"	"	"	On-going	As described above, the City plans to update its survey of existing second units and work with a housing counseling agency in 2013 to develop a "toolkit" to promote rental of second units by interested owners. Building permits were issued for three second units in 2012.

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Program 36.3: Adopt incentives and design guidelines for constructing residential uses above-ground-floor commercial establishments. This may be accomplished through the preparation and adoption of multifamily development standards as described in Program 9.8.	"	2012
Program 36.4: For those properties designated for high density residential development with existing commercial uses, conduct outreach with property owners and businesses in 2012 to identify specific incentives for business relocation and to encourage property owners to develop their properties with housing. Develop appropriate incentives that would facilitate relocating existing commercial/office/industrial uses in order to enable development with residential uses.	"	Initiate by end of 2012.
Program 38.1: Acquire and/or assist in the development of one or more sites for housing affordable to low- and very-low-income households.	Policy 38: Reserve suitable sites for subsidized housing affordable to low- and very-low-income households.	Ongoing dependent on specific proposals and opportunities.
Program 38.2: Promote the implementation of the Multifamily Development Standards and Guidelines.	Multifamily Development Standards and Guidelines were adopted in August 2012, to guide development on the nine sites rezoned for high density housing and for TOD sites in the Hacienda Business Park. The intent of these standards and guidelines is to promote residential development at densities that support workforce housing that are compatible with Pleasanton's existing high-quality neighborhoods. They provide direction to developers and property owners on the key components of use, density, building mass and height, setbacks, architectural features, parking, access, and street character.	Of the nine rezoned sites only three have existing commercial uses. The Neaton site is mostly vacant but contains an abandoned car wash. A development proposal is currently under review for construction of 168 units on the Neaton site. The CM Capital site includes two properties, each with existing office buildings. The third site occupied with a commercial use is the Sheraton Hotel site adjacent to the West Dublin/Pleasanton BART Station. There has been some interest by developers in converting the property to residential use. The City will continue to monitor these sites and offer assistance as needed.
Program 38.3: Acquire one parcel of land at 4138 Vineyard Ave. in 2011 to facilitate redevelopment of Kottinger Place by Mid-Pen Housing (a nonprofit).	As noted above, the City acquired one parcel of land at 4138 Vineyard Ave. in 2011 to facilitate redevelopment of Kottinger Place by Mid-Pen Housing (a nonprofit). The City will continue to monitor future opportunities to acquire sites for affordable housing.	

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Jurisdiction	City of Pleasanton	Reporting Period	
		1/1/2012 - 12/31/2012	"
Program 38.2: Utilize tax-exempt bonds, and other financing mechanisms, to finance the construction of housing units affordable to extremely low-, low- and very-low-income households, to purchase land for such a use, and to reduce mortgage rates.	"	"	On-going dependent on specific proposals and opportunities.
Program 38.3: If the City acquires or obtains control of a potential housing site, in order to facilitate the provision of affordable housing and a mixed-income environment, the City may issue an RFP in conjunction or in partnership with non-profit or for-profit partnerships for development providing at least 20 percent of the units to very low income households and 20 percent of the units to low income households.	"	"	As appropriate, based on land availability.
Program 40.1: Support State and Federal provisions for enforcing anti-discrimination laws.	Policy 40: Promote fair and equal access to housing for all persons regardless of race, color, religion, gender, disability, sexual orientation, age, national origin, or family status.	As Needed	This program is implemented on an on-going basis.
	The City will promote equal housing opportunities through printed housing brochures that are distributed at City Hall, the Senior Center, the Library, and other public places. The City will also maintain up-to-date information on housing opportunities affordable to low- and very-low-income households and fair housing issues on its web site.		

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Jurisdiction	Reporting Period	On-going	In 2012, the City worked with Habitat for Humanity on a potential 10-unit ownership project for families that will include 3- and 4-bedroom homes (this project may involve the commitment of local and/or locally allocated federal funding). The City also worked with Mid-Pen Housing on a potential 150-unit project for low and extremely low income elderly on the Kottiger Place site (including the commitment of \$8 million in local funds). A total of \$107,000 was allocated to several nonprofit agencies (e.g., TVHOC, Adobe Services, ECHO Housing, CRIL) to provide housing-related services to low income residents, with a focus on residents with special needs. Additional assistance was provided indirectly through the City's Housing Rehab Program.
City of Pleasanton	1/1/2012 - 12/31/2012	"	As Needed
		Program 4.1: Continue to provide housing opportunities for households with special needs such as studio and one-bedroom apartments for the elderly and single-person households, three-bedroom apartments for large households, specially designed units for persons with disabilities, SRO's, emergency shelter and transitional housing for the homeless, and units affordable to extremely low-, low- and very-low-income households with single-parent heads of households. The City will continue to make available funding from sources such as the City's Lower-Income Housing Fund, and the City's Federal HOME and CDBG grants to assist local non-profit agencies and housing developers. The City will also provide technical support to agencies to seek other sources of funding and to plan and develop housing for persons with special needs.	Inclusion of universal design elements was required as a condition of approval for two recent multi-family housing projects. The city is currently considering mandating universal design elements for a percentage of units in new projects with 15 units or more.
		Program 4.2: Require as many low- and very-low-income units as is feasible within large rental projects to utilize Universal Design standards to meet the needs of persons with disabilities and to allow for aging in place.	Annually
		Program 4.3: Set aside a portion of the City's CDBG funds each year to developers of extremely low income housing, special needs housing and service providers.	The City's Human Services Commission included housing in its November 2012 priority statement for the Housing and Human Services Grant (HHSG) application process for Fiscal Year 2012-13. The specific allocation of funds will be determined once applications are received in late January 2013. In 2012, the majority of the City's \$240,234 allocation of CDBG funds benefited these groups.
		Program 4.4: Set aside a portion of the City's Lower-Income Housing Fund for housing projects which accommodate the needs of special housing groups such as for persons with physical, mental, and/or developmental disabilities, and persons with extremely low-incomes.	While a specific percentage has not been identified, the City has allocated a significant level of funding each year through the HHSG grant program to agencies that address the needs of special housing groups. In 2012, \$107,000 in LIHF funds were allocated to these groups.

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Jurisdiction	City of Pleasanton	Reporting Period	1/1/2012 - 12/31/2012	On-going	Sites for new high density housing are located in infill locations and accessible to transit and commercial services.
Program 41.5: Give priority for the production of housing for persons with disabilities in infill locations, which are accessible to City services.	"	"	"	On-going	This program is implemented on an on-going basis.
Program 41.6: Continue to permit the development of group homes for six persons or fewer (i.e., community care facilities) in appropriate locations throughout the community.	"	"	"	On-going	A reasonable accommodation ordinance was drafted in 2012 for adoption in 2013. The ordinance provides an efficient process for filing applications for reasonable accommodation. As proposed, the ordinance would include a fee waiver on the basis of hardship.
Program 41.7: Encourage the provision of special-needs housing, such as community care facilities for the elderly, and persons with disabilities in residential and mixed-use areas, especially near transit and other services. The City will provide regulatory incentives such as expedited permit processing in conformance with the Community Care Facilities Act and fee reductions where the development would result in an agreement to provide below-market housing or services. The City will maintain flexibility within the Zoning Ordinance to permit such uses in non-residential zoning districts.	"	"	"	On-going	Inclusion of universal design elements was required as a condition of approval for two recent multi-family housing projects. The city is currently considering mandating universal design elements for a percentage of units in new projects with 15 units or more.
Program 41.8: Require some units to include Universal Design and visitability features for all new residential projects receiving governmental assistance, including tax credits, land grants, fee waivers, or other financial assistance. Consider requiring some units to include Universal Design and visitability features in all other new residential projects to improve the safety and utility of housing for all people, including home accessibility for people aging in place and for people with disabilities.	"	"	"	On-going	

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Program 41.9: To ensure that there are adequate sites to accommodate the need for farm worker housing, modify the zoning ordinance as necessary to comply with the requirements of the Health and Safety Code sections 17021.5 and 17021.6 related to farm-worker employee housing.	"	"	"	By mid 2013	A draft ordinance was prepared in 2012 and adopted in February 2013.
Program 41.10: Adopt a reasonable accommodation ordinance to permit modifications of zoning provisions for housing intended to be occupied by persons with disabilities.	"	"	"	On-going	This is implemented on an on-going basis through project review.
Program 44.1: Implement the applicable housing related air quality, climate change, green building, water conservation, energy conservation, and community character programs of the Pleasanton General Plan.	Policy 44: Preserve and enhance environmental quality in conjunction with the development of housing, including additions and remodels.	"	"	On-going	In 2012, the City funded the addition of photovoltaic panels on six (6) price-restricted homes owned by low income first-time home buyers in Pleasanton through a partnership with GRID Alternatives (an ongoing program). The solar systems promote affordability by reducing the monthly housing costs for these residents.
Program 44.2: Utilize the City's Lower-Income Housing Fund for low-interest loans to support alternative energy usage and/or significant water conservation systems in exchange for securing new and/or existing rental housing units affordable to low and very-low income households.	"	"	"	On-going	The Background Report for the Pleasanton Housing Element was finalized in 2012. It includes analyses of housing affordability and special needs housing. Also, The City collaborated with the cities of Livermore and Dublin to conduct a human services needs assessment for the Tri-Valley area. The Eastern Alameda County 2011 Human Services Needs Assessment: Findings Report was approved by the City Council on June 5, 2012. The report includes analysis of affordable housing issues, the service delivery efforts, gaps and barriers, and suggestions for improvement. (See additional comments under Program 45.4 below on the Consolidated Annual Performance Evaluation Report.)
Program 45.1: Identify the level of need for special needs housing, including housing for low-income-non-senior adults with disabilities, in the community that is not being met in existing housing.	Policy 45: Implement Resolution 10-390, requiring enhancements to existing non-discrimination housing policies.	"	"	On-going	

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Jurisdiction	City of Pleasanton	Reporting Period	1/1/2012 -	12/31/2012	2011 - 2014	This program was not addressed in 2012.
Program 45.2: Survey older multi-family residential complexes and consider utilizing the City's Lower-income Housing Fund, Federal grants, and/or other funds to provide low-interest loans to retrofit existing residential units for the purpose of developing three bedroom rental units affordable to large low and very low income households.		"			Schedule workshop by December 2012	In December 2012, a workshop was scheduled for February 5, 2013.
Program 45.3: The City will coordinate a workshop with non-profit housing developers and owners of sites rezoned to accommodate housing affordable to low and very low income households for the purpose of facilitating discussion regarding potential opportunities, programs, financial support, etc.		"			Annually or as deemed needed by CM	On August 15, 2012 the CAFER was completed for Fiscal Year 2011 (2011/2012). The report was reviewed by the Pleasanton Human Services Commission prior to its submittal to HUD. The report included demographic information on persons assisted by various programs during the fiscal year, including income, race, elderly and disabled.
Program 45.4: As part of the City's Consolidated Annual Performance Evaluation Report approval, or other time deemed appropriate by the City Manager, the City Manager will present a report regarding the City's efforts to fulfill Resolution 10-390, the success of the efforts and the plan and proposals to attract well-designed housing affordable to low and very low income households with children in the future.		"			During preparation of the East Pleasanton Specific Plan	The East Pleasanton Specific Plan (EPSP) process was started in August 2012. The Task Force guiding the process is aware of Program 45.5. In December Planning and Housing staff scheduled a meeting with non-profit housing developers to identify potential opportunities for affordable housing, including the EPSP area.
Program 45.5: The City is committed to work in good faith with non-profit and for-profit developers in the East Pleasanton Specific Plan area during the specific plan process to secure property for the development of family housing affordable to low and very low income households.		"				

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Program 46.1: Conduct public outreach and revise the Zoning Title of the Pleasanton Municipal Code within one year of the adoption of the Housing Element to accommodate emergency shelters consistent with SB 2.	Policy 46: Revise the Zoning Title of the Pleasanton Municipal Code to address SB2	"	Within one year of adoption of HE
Program 46.2: Conduct public outreach and revise the Zoning Title of the Pleasanton Municipal Code within one year of the adoption of the Housing Element to accommodate supportive and transitional housing consistent with SB 2.	"	"	An amendment to the zoning regulations was drafted in 2012 and adopted in February 2013.

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Jurisdiction	City of Pleasanton		
Reporting Period	1/1/2012	-	12/31/2012
General Comments:	None.		